

Board and Commission Recommendations on Transit-Oriented Development Ordinance and Affordable Housing Resolution

2-3-05

#43

Action/Recommendation

Regardless of how the City Council takes action or not on January 27, 2005, recommend that this continue to be studied. Vote: (7-0).

1) Delete the North I-35 Park and Ride TOD from the ordinance. 2) Apply TOD Overlay regulations (prohibited and conditional uses and revised site development standards) only in the Gateway Zone. Vote: (5-4).

Recommended approval of the ordinance. Included the following comments on items that should be addressed in Station Area Plans (SAP): 1) SAPs should include provisions to develop a network of public space in each station area; 2) The city should study funding sources for funding acquisition and maintenance of public space in station areas; 3) Opportunities for creating significant affordable housing opportunities in the station areas should be explored; 4) The city should develop a policy for creating parking in the SAPs; 5) The incentive mechanism for increasing affordable housing may need to operate on a sliding scale. (See attached letters from Design Commission). Vote: (8-0).

1) Amend Section 25-2-147 to read: "The district provides for development that is compatible with and supportive of public transit, a pedestrian-oriented environment, and SMART housing." 2) Amend Section 25-2-754 (B) to read: "This section does not apply to a site with an area of 9000 square feet or less". 3) Amend Section 25-2-766(B) by deleting the first sentence so that the section reads: "If an amendment to an adopted neighborhood plan is necessary, the amendment must be reviewed and approved in accordance with the neighborhood plan amendment process established by council". 4) Amend Section 25-2-766 by adding a new subsection (C) to read: "A Station Area Plan must feature 100 percent SMART Housing". 5) Amend Section 25-2-767(B)(5) to read: "Prescribes requirements for affordable housing". 6) Amend Section 25-2-767(B) by adding a new subsection (7) to read: "shall include estimates of increased ridership from local residents". 7) Amend Section 25-2-767(B) by adding a new subsection (8) to read: "shall include consideration of public and civic art in and near transit stations".

8) Revise the draft Resolution on Affordable Housing in Transit Oriented Development (TOD) Areas by replacing paragraph (A) with the following: "Meaningful, long-term, affordable and accessible housing must be included in each TOD. A baseline for affordable housing within each TOD should be at least 25 percent at 50 to 80 percent of Median Family Income (MFI) for homeownership and 20 to 50% of MFI for rentals. The rental housing should remain affordable for a period of at least 30 years. Families occupying affordable units should spend no more than 30 percent of total household income on housing. Affordable units generally should be evenly dispersed throughout each TOD. In addition to the provision of affordable housing within each TOD, steps should be taken to preserve affordability for existing residents and businesses in the vicinity of each TOD. Vote: (7-0, CM off Data).

February 2, 2005

City of Austin

Neighborhood Planning and Zoning

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Commission	Meeting Dates
Urban Transportation Commission	December 20, 2004
Zoning and Platting Commission	December 21, 2004 January 11, 2005 (ZAP Task Force on TOD) January 18, 2005 February 1, 2005
Design Commission	January 10, 2005
Planning Commission	January 4, 2005 (Codes and Ordinances Committee) January 11, 2005 January 25, 2005

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